

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 2, 2014**

PRESENT: Peter F. Murphy, Springfield District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Janyce N. Hedetniemi, Commissioner At-Large
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Earl L. Flanagan, Mount Vernon District
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District

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The meeting was called to order at 8:17 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee had met earlier this evening to receive a presentation from staff and a representative of the Environmental Protection Agency regarding Energy STAR's portfolio manager and energy monitoring in Fairfax County buildings. He stated that the Environment Committee would meet again on the following dates at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center:

- Thursday, October 23, 2014 to discuss electric vehicle charging stations and draft proffers analyzed by staff from recent the public workshop; and
- Wednesday, November 19, 2014 to discuss topics to be determined and to receive a presentation from staff about upcoming amendments to the Public Facilities Manual regarding underground stormwater detention and sidewalk waivers.

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Commissioner Hart pointed out that an email had been sent to the Planning Commission pertaining to a report published by the County regarding sustainability initiatives. He added that this report is posted online at the Fairfax County website and detailed the Board of Supervisors' implementation of these policies.

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On behalf of Commissioner Lawrence, Commissioner de la Fe announced that the Planning Commission's Tysons Committee would meet on Thursday, October 9, 2014, at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center to continue review of the draft plan for Tysons.

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. SEA 84-D-004-03 – SUNOCO, INC. (R&M)

This order was accepted without objection.

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SEA 84-D-004-03 – SUNOCO, INC. (R&M) – Appl. under Sects. 4-604, 9-610, and 2-405 of the Zoning Ordinance to amend SE 84-D-004, previously approved for a service station and mini mart, to replace with a service station and quick service food store and to permit associated modifications to site design and development conditions, and a waiver of the minimum lot size and lot width requirements. Located at 2150 Centreville Rd., Herndon, 20170, on approx. 33,220 sq. ft. of land zoned C-6. Tax Map 16-1 ((1))
7A. DRANESVILLE DISTRICT. PUBLIC HEARING

Sara Mariska, Applicant's Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavits for each application dated August 20, 2014.

Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had a case where attorneys from Ms. Mariska's firm were representing an opposing party, but noted that this matter and those parties were unrelated to these applications and there was no business or financial relationship. He also disclosed that his law firm, Hart & Horan, PC, had another case where the applicant in the subject application was an adverse party and since this case was ongoing, he would recuse himself from this public hearing.

Commissioner Ulfelder asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Ulfelder for action on this case.

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Chairman Murphy: Without objection, the public hearing is closed – recognize Mr. Ulfelder, please

Commissioner Ulfelder: I would like to ask the representative of the applicant to come forward, please. Ms. Mariska, does the – would you, on behalf of the applicant, confirm that they agree to the conditions consistent with those dated September 25th, 2014, as provided to the Planning Commission electronically and in hard copy?

Sara Mariska, Applicants Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC: Yes, we do agree to those conditions.

Commissioner Ulfelder: Thank you. Okay?

Chairman Murphy: Okay.

Commissioner Ulfelder: I move, Mr. Chairman – I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 84-D-004-03, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED SEPTEMBER 25TH, 2014.

Commissioners Hedetniemi and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant and Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motions to recommend to the Board of Supervisors that it approve SEA 84-D-004-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: I ALSO MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE REQUIREMENT THAT SURFACE PARKING SPACES BE AT LEAST 10 FEET AWAY FROM THE STREET RIGHT-OF-WAY ALONG PARCHER AVENUE.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion – that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE REQUIREMENT THAT SURFACE PARKING SPACES BE AT LEAST 10 FEET AWAY FROM THE STREET RIGHT-OF-WAY ALONG CENTREVILLE ROAD TO THAT SHOWN ON THE SEA PLAT.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: Thank you.

Chairman Murphy: Thank you.

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(The motions carried by a vote of 8-0. Commissioner Hart recused himself from the vote. Commissioners Flanagan, Lawrence, and Litzenberger were absent from the meeting.)

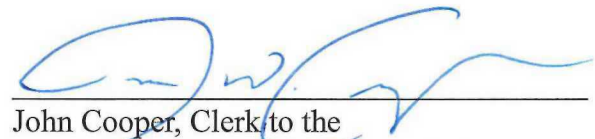
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The meeting was adjourned at 8:24 p.m.
Peter F. Murphy, Chairman
Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jacob Caporaletti

Approved on: May 6, 2015



John Cooper, Clerk to the
Fairfax County Planning Commission